

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3  
AGENDA DATE: Thu 11/17/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0147 - Miravuc - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1704 South Lamar Boulevard (West Bouldin Creek Watershed) from general commercial services (CS) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning Zoning and Platting Commission Recommendation To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning Applicant Captivity Investments One (Darin Davis) Agent QMET (Gordon Bohmfalk) City Staff Robert Heil, 974-2330

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET****CASE:** C14-05-0147 - Miravue**ZAP Date:** October 18, 2005**ADDRESS:** 1704 S. Lamar Blvd**OWNER/APPLICANT:** Captivity Investments One, LP (Darin Davis)**AGENT:** QMET (Gordon Bohmfalk)**ZONING FROM:** CS**TO:** CS-MU-CO**AREA:** 1 090 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of General Commercial Services – Mixed Use – Conditional Overlay (CS-1-CO) combining district. The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

October 18, 2005: *Approved staff recommendation of CS-CO-MU on consent [J M, J G 2<sup>ND</sup>] (9-0)*

**DEPARTMENT COMMENTS:**

Staff recommends approval of General Commercial Services – Mixed Use – Conditional Overlay (CS-MU-CO) combining district. The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

The stated intent of the applicant is to construct multi-family residential units on the site.

The property lies within the proposed Zilker Neighborhood Planning Area, which is just beginning its neighborhood plan. Some planning meetings have taken place, and on October 20, City Council is expected to officially begin the Zilker Neighborhood Plan (among others). At this point new zoning cases in this area will no longer be considered by the Zoning and Platting Commission.

The Zilker Neighborhood Association has stated they have no objection to the rezoning.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS	Office
<i>North</i>	CS	Offices
<i>South</i>	CS	Offices and Self-Storage
<i>East</i>	CS	Various Small Businesses – Paint Shop, Office Auto Repair
<i>West</i>	MF-2 and SF-3	Apartments, Church and Church Parking

**AREA STUDY:** The property lies within the proposed Zilker Neighborhood Planning Area, has just begun its neighborhood plan

**TIA:** N/A

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- A Better Barton Creek
- Zilker Neighborhood Assn
- Barton Springs/ Edwards Aquifer Conservation Dist
- South Central Coalition
- Austin Neighborhoods Council
- Save Our Springs Alliance

**SCHOOLS: (AISD)**

Zilker Elementary School

O Henry Middle School

Austin High School

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
South Lamar Boulevard	90'	60'	Arterial

Capital Metro bus service is available along Lamar Boulevard

There are existing sidewalks along Lamar Boulevard

**CITY COUNCIL DATE:** November 17, 2005

**ACTION:**

**ORDINANCE READINGS:**

2<sup>nd</sup>

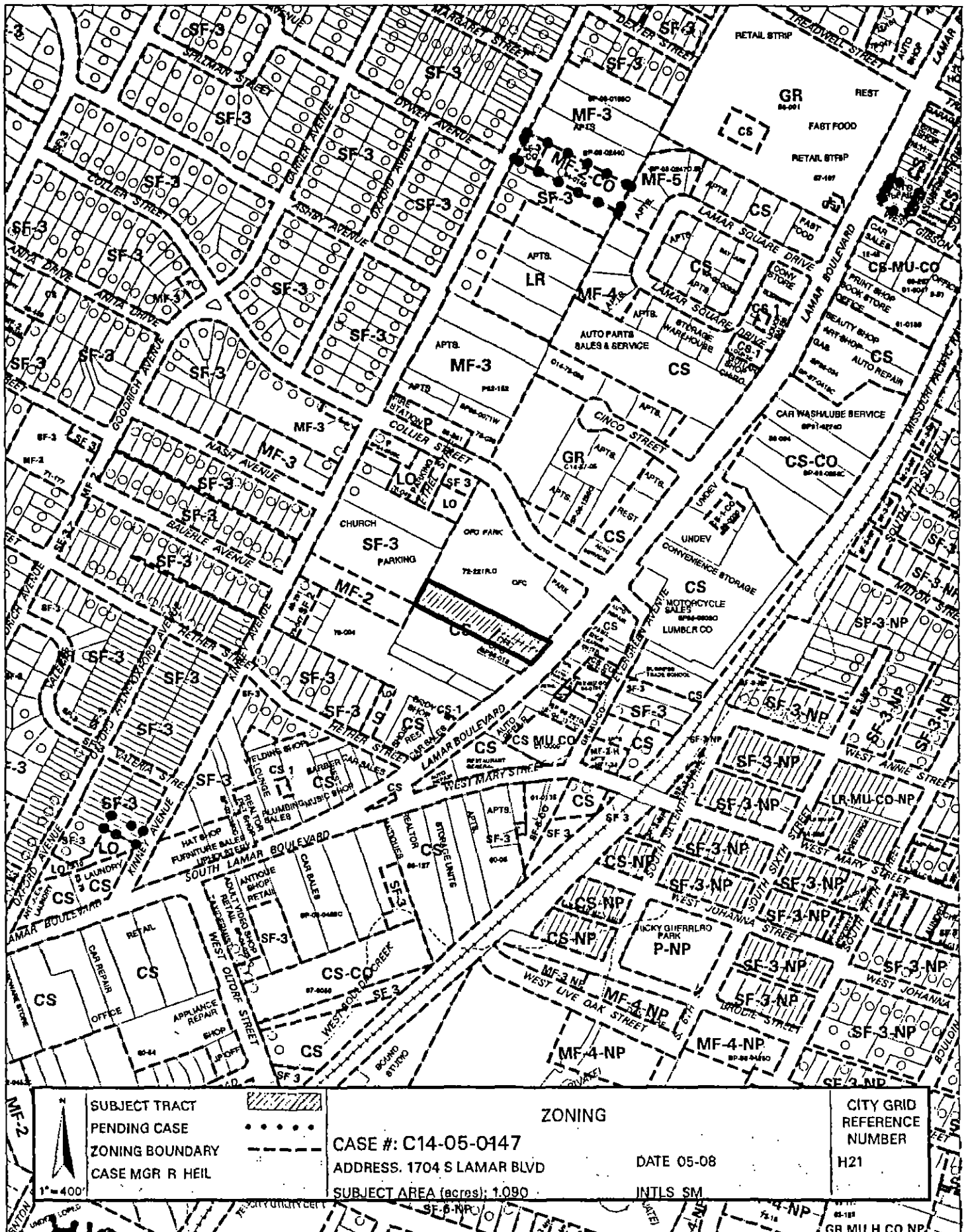
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil

**PHONE:** 974-2330

e-mail address robert.heil@ci.austin.tx.us



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR R HEIL

CASE #: C14-05-0147  
ADDRESS: 1704 S LAMAR BLVD  
SUBJECT AREA (acres): 1.090

ZONING

DATE 05-08

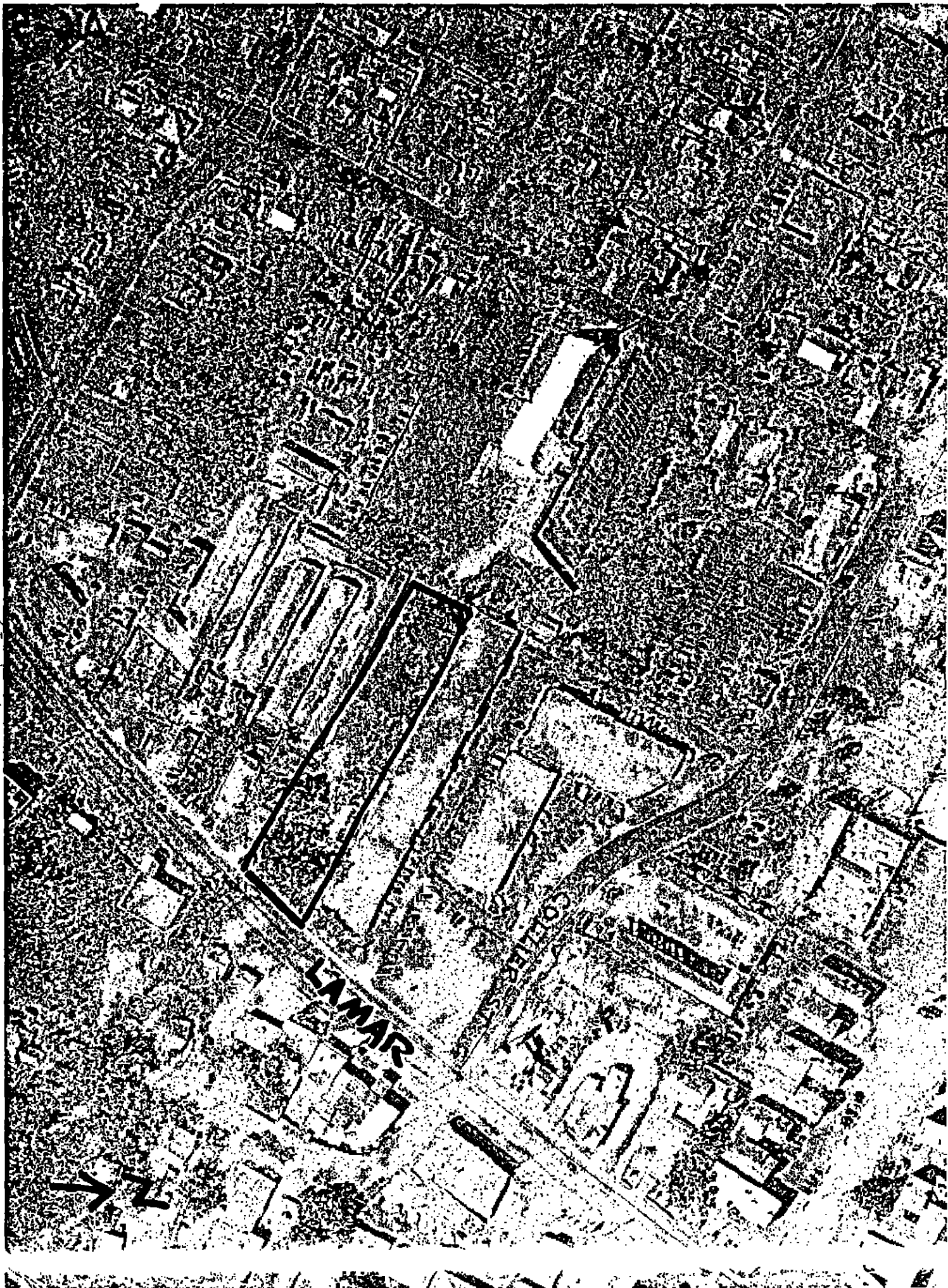
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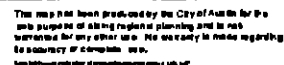
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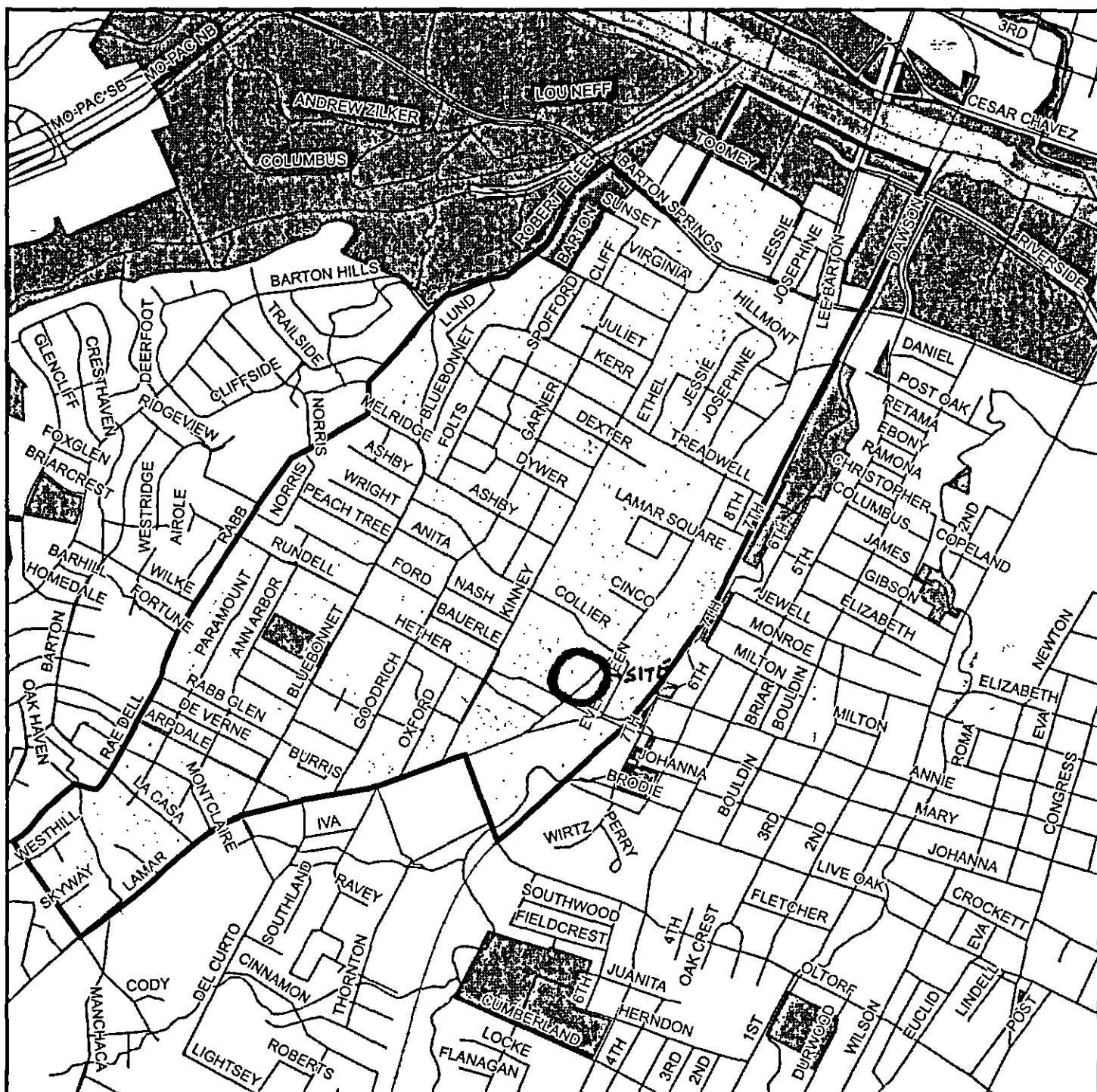
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## Zilker Neighborhood Planning Area

### Legend



Zilker Boundary



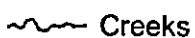
## Railroads



### City-owned Parks



## Lakes



1,500      750      0      1,500 Feet

**SUMMARY STAFF RECOMMENDATION**

C14-05-0147

Staff recommends approval of General Commercial Services – Mixed Use – Conditional Overlay (CS-MU-CO) combining district. The conditional overlay would limit trips generated by the site to no more than 2000 vehicle trips per day.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

With the exception of the SF-3 zoned land to the west, which is used for a church and associated parking, the surrounding tracts are all zoned and built with commercial or multi-family uses compatible with CS-MU zoning and their location on South Lamar.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

MU–Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. The MU combining district is intended for use in combination with the base district only when its use will further the purposes and intent of the base district.

**EXISTING CONDITIONS**

The site is a large, roughly acre tract located on South Lamar Blvd. It is currently developed with one small office.

To the north lies a large office development on CS zoned land. Behind the site to the west is a church and associated parking on SF-3 zoned land. To the south are offices and a self-storage facility on CS zoned land. The site lies on South Lamar Blvd which is chiefly zoned CS and developed with a mix of commercial and some office uses.

**Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 6,567 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should



be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is available along Lamar Boulevard

There are existing sidewalks along Lamar Boulevard

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
South Lamar Boulevard	90'	60'	Arterial

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class, therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s f cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

### **Site Plan**

Any new construction on this site would be subject to compatibility development regulations due to the existing SF-3 zoned property to the west would be subject to the following requirements

The site is subject to compatibility standards. Along the west property line, the following standards apply.

- No structure may be built within 25 feet of the property line
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line
- No parking or driveways are allowed within 25 feet of the property line
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection

Additional design regulations will be enforced at the time a site plan is submitted